

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority – Extensive Modifications to the Master Plan of Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Area – Zonal Development Plan of Sixteen Zones – Special Regulations – Amendment – Orders – issued.

=====

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I<sub>2</sub>) DEPARTMENT

**G.O.Ms.No.44,**

**Dated:21.01.2009.**

Read the following:

1. G.O.Ms.No.674 to 683 MA, Municipal Administration and Urban Development Department, Dated:29.12.2006.
2. G.O.Ms.No.686 to 689 MA, Municipal Administration and Urban Development Department, Dated:30.12.2006.
3. G.O.Ms.No.77 MA, Municipal Administration and Urban Development Department, Dated:12.02.2007.
4. G.O.Ms.No.244 MA, Municipal Administration and Urban Development Department, Dated:27.04.2007.
5. From the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada Letter No.C8/1439/99, Dated:10.11.2008.

\*\*\*\*\*

**ORDER:**

The appended Notification will be published in the next issue of Andhra Pradesh Gazettee.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K. SARMA,**

PRINCIPAL SECRETARY TO GOVERNMENT

**To**

The Commissioner of Printing, Stationary and Stores Purchase Department, A.P., Hyderabad.

The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

The Commissioner, Vijayawada Municipal Corporation, Vijayawada

The District Collector, Krishna @ Machilipatnam.

The District Collector, Guntur.

The Panchayat Secretaries of the concerned Gram Panchayats through the VC, VGTM UDA.

**Copy to:**

P.S. to Minister for MA & UD.

P.S. to Minister for PR & RD.

The Principal Secretary to Government, MA & UD Dept.

The Secretary to Government, MA & UD Dept.

The Law (A) Department.

Sf/Sc.

// FORWARDED :: BY ORDER //

**SECTION OFFICER**

**APPENDIX**

**NOTIFICATION**

Whereas, in exercise of the powers conferred under Section 9 and sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act I of 1975), Government in the G.O.Ms.No.674 to 683 MA, Dated:29.12.2006 and G.O.Ms.No.686 to 689 MA, Dated:30.12.2006 and G.O.Ms.No.77 MA, Dated:12.02.2007 and also G.O.Ms.No.244 MA, Dated:27.04.2007 have approved Zonal Development Plans for 16 Zones under VGTM UDA area along with zoning regulations for each zone.

..... 2...

And whereas, the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has reported that in the above 16 zones certain special regulations were not proposed and Government have also not considered for inclusion in the zoning regulation on par with other 11 Zonal Development Plans of Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority area which were already approved by the Government in the G.O.Ms.No.334 to 340 MA, Dated:02.05.2008 and G.O.Ms.No.383 MA, Dated:31.05.2008 and G.O.Ms.No.385 to 387 MA, Dated:31.05.2008. In order to maintain consistency and uniformity in Zoning Regulations for all the 27 Zones of Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority area, he has proposed certain special regulations to the following 16 Zones of viz., i.Vijayawada, ii.Kanuru, iii.Nunna, iv.Gollapally, v.Kondapalli, vi.Tadepalli, vii.Namburu, viii.Ankireddipalem, ix.Perecherla, x.Kathevaram, xi.Kaza, xii.Mangalagiri, xiii.Guntur, xiv.Tenali, xv.Gannavaram, xvi.Nidmanuru.

And whereas, after careful examination of the matter and in exercise of the powers conferred under Section 9 and sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act I of 1975), Government, in partial modifications to the orders issued in the G.O.Ms.No.674 to 683 MA, Dated:29.12.2006 and G.O.Ms.No.686 to 689 MA, Dated:30.12.2006 and G.O.Ms.No.77 MA, Dated:12.02.2007 and also G.O.Ms.No.244 MA, Dated:27.04.2007, hereby approve the following special regulations under Zoning Regulations to the 16 Zones of viz., i.Vijayawada, ii.Kanuru, iii.Nunna, iv.Gollapally, v.Kondapalli, vi.Tadepalli, vii.Namburu, viii.Ankireddipalem, ix.Perecherla, x.Kathevaram, xi.Kaza, xii.Mangalagiri, xiii.Guntur, xiv.Tenali, xv.Gannavaram, xvi.Nidmanuru of Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority area:

**Special Regulations:**

- i. Residential developments shall be allowed in Agricultural zone/Conservation zone, as part of rural development and the area shall be limited to 5.00 Hectares and it shall be permitted without change of land use duly collecting conversion charges and development charges for change of land use by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority.
- ii. The residential development shall be allowed in agriculture zone, if the said land is located within the vicinity (a distance of 500 Mtrs.) of the existing settlement / Village and shall not be allowed in isolated parcels. The sites should lone a minimum approach road of 12 meters.
- iii. The Hospitals, Schools, Colleges, Community buildings, Religious buildings are also permitted with the special permission of the Authority duly following the respective use zone norms with out change of land use duly collecting development charge for change of use by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority.
- iv. The Industries are permissible in Agricultural use zone in terms of G.O.Ms.No.9, Dated:05.01.2001 of Industries and Commerce Department.

- v. Not with standing any of the rules, the Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority reserves the right to impose any conditions / guidelines for the betterment of environment / public helath & safety of the population.
- vi. The Zoning Regulations / Development control rules does not barr from the application of various statues / Acts / Rules in force of various development Authorities in Public Health safety point of view and it has to be followed by the various Public Organisations and departments.

**Dr. C.V.S.K. SARMA,**  
PRINCIPAL SECRETARY TO GOVERNMENT

**SECTION OFFICER**